Karen Johnson Davidson County
Batch# 502116 DEEDWARR
10/28/2020 08:20:30 AM 4 pgs
Fees: $23.00 Taxes: $1,313.50
20201028-0124481

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 35831-09-2020	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $355,000.00. Affiant Subscribed and sworn to before me this 20th day of October, 2020. Notary Public My Commission Expires:

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Albert M. Alexander, Jr. 205 31st Avenue, Unit 101 Nashville, TN 37203	Albert M Alexander Jr 600 Wearing Rd Memphis TN 38117	Map and Parcel No.: 104020C10100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Christopher A. Dimino, Trustee of the Christopher A. Dimino Revocable Living Trust Agreement dated January 7, 2008 ("Grantor") has this day bargained and sold, and does hereby transfer and convey to Albert M. Alexander, Jr., Trustee of the Albert M. Alexander, Jr. Revocable Living Trust under agreement dated December 30, 2004 ("Grantee") his successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 205 31st Avenue, Unit #101, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors and assigns to warrant and forever defend the title to said real estate to Grantee, his successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of October, 2020.

GRANTOR:

Christopher A. Dimino, TRUSTEE

Christopher A. Dimino, Trustee of the
Christopher A. Dimino Revocable Living Trust Agreement
dated January 7, 2008

STATE OF NORTH CAROLINA

COUNTY OF Wake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher A. Dimino, Trustee of the Christopher A. Dimino Revocable Living Trust Agreement dated January 7, 2008, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2020.

ALICIA R. LOOMER
Notary Public
Wake County, State of North Carolina
My Commission Expires 9-21-2025

Alicia R Loomer

Notary Public
My Commission Expires: 09/21/2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 101, together with the related appurtenant interests in the common elements of Midtown Lofts Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20050630-0075478, amended in Instrument No. 20060921-0117372, Instrument No. 20061016-0128233, Instrument No. 20070124-0009913, and Instrument No. 20070928-0115604, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plat attached as Exhibit "D" to the aforementioned Master Deed.

Pursuant to terms of Paragraph 8 of the Master Deed, Grantor hereby allocates to Grantee Parking Space #41.

*Derivation Clause below

This conveyance is made subject to:

1. State and County taxes for the year 2021 and subsequent years, a lien, but not yet due and payable.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Midtown Lofts Condominiums, of record in Instrument No. 20050630-0075478, amended in Instrument No. 20060921-0117372, Instrument No. 20061016-0128233, Instrument No. 20070124-0009913, and Instrument No. 20070928-0115604, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 421, pages 82-83, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Instrument No. 20050629-0074567, Register's Office for Davidson County, Tennessee.
6. Rights of others in and to the use of the common areas.

*

Being the same property conveyed to Christopher A. Dimino, unmarried by Warranty deed from Midtown Lofts, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20070622-0074924 Register's Office for Davidson County, Tennessee, dated June 18, 2007 and recorded on June 22, 2007. (Value of consideration shown in aforementioned deed $345,000.00.)

Being the same property conveyed to Christopher A. Dimino, Trustee, Christopher A. Dimino Revocable Living Trust Agreement, January 7, 2008 by Quitclaim deed from Christopher A. Dimino of record in Instrument No. 20080313-0025801 Register's Office for Davidson County, Tennessee, dated February 28, 2008 and recorded on March 13, 2008. (Value of consideration shown in aforementioned deed $0.00.)

Certificate of Authenticity

I, Leslie Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024